

**EXHIBIT 2**

TITLE ABSTRACT  
HANS N. LUND AND MARIE N. LUND TRUST  
TO  
DAVID E. HARDY and KAREN L. HARDY, Trustees  
of the DAVID AND KAREN HARDY FAMILY TRUST

Date	Doc. No.	Grantor	Grantee	Type of Document
8/23/96	196706	Hans N. Lund and Marie N. Lund Trust	Karen Lund Hardy	Gift Deed (6% Interest)
2/25/97	203433	Hans N. Lund and Marie N. Lund Trust	Karen Lund Hardy	Gift Deed (5.75% Interest)
5/21/98	219091	Hans N. Lund and Marie N. Lund Trust	Karen Lund Hardy	Gift Deed (5.75% Interest)
6/24/99	235686	Hans N. Lund and Marie N. Lund Trust	Karen Lund Hardy	Gift Deed (5.75% Interest)
1/26/11	471226	Hans N. Lund and Marie N. Lund Trust	Karen Lund Hardy	Quitclaim Deed (7.75% Interest)
10/09/12	497551	Karen Lund Hardy	David and Karen Hardy Family Trust	Quitclaim Deed (31% Total Interest)

GIFT DEED WITH RESERVATION OF LIFE ESTATE

THIS INDENTURE made this 23 day of August, 1996, HANS N. LUND and MARIE N. LUND, Trustees of the Hans N. Lund and Marie N. Lund Trust, dated September 8, 1987, First Parties, and KAREN LUND HARDY, a married woman, as her sole and separate property, as to an undivided six percent (6%) interest as of the date of this Gift Deed, of P.O. Box 1657, Carson City, NV 89701, Second Party,

W I T N E S S E T H:

That First Parties, for and in consideration of the love and affection between the parties, do by these presents revise, release and forever quitclaim unto the said Second Party, her heirs and assigns forever, an undivided six percent (6%) interest as of the date of this Gift Deed, in and to that certain lot, piece, or parcel of land situate in the County of Lyon, State of Nevada, and more particularly described as follows, to-wit:

APN: 12-011-15

All that certain real property situate in the NW 1/4 of Section 35, Township 13 North, Range 25 East, M.D.M., in Lyon County, Nevada, and more particularly described as follows:

Beginning at the Northeast corner of Parcel 2 of recorded Parcel Map No. 126507, Lyon County records, from which point the North 1/4 Section corner of Section 35 bears North 0°41'48" East 30.00 feet; Thence along the 1/4 Section line South 0°41'48" West 2606.48 feet to the center 1/4 Section corner; Thence North 89°12'23" West 1317.71 feet to the Southwest corner of Parcel 2; Thence North 0°40'23" East 1317.90 feet to an iron pin with cap marked RLS 4045 at the Southeast corner of Parcel 1 of the above cited parcel map; Thence along the South line of Parcel 1 North 89°13'16" West 1288.25 feet to the East line of State Route 208; Thence along said line North 0°38'58" East 477.55 feet to a 5/8" iron pin with cap marked RLS 4045; Thence South 89°21'02" East 276.88 feet to a 5/8" iron pin with cap marked RLS 4045; Thence North 0°32'05" East 164.51 feet to a 5/8" iron pin with cap marked RLS 4045; Thence South 89°47'41" West 5.00 feet to a 5/8" iron pin with cap marked RLS 4045;

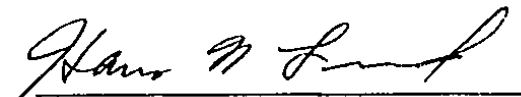
1 Thence North 0°12'19" West 645.14 feet to the  
 2 South line of Cremetti Lane; Thence along  
 3 said line South 89°14'08" East 2345.63 feet  
 4 to the point of beginning.

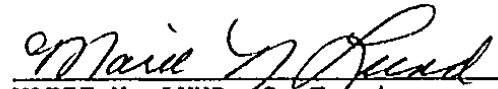
5 TOGETHER WITH the tenements, hereditaments and appurte-  
 6 nances thereunto belonging or appertaining, and the reversion and  
 7 reversions, remainder and remainders, rents, issues and profits  
 8 thereof.

9 First Parties grant the above percentage interest in  
 10 above-described real property to the Second Party on the condition  
 11 that First Parties shall retain possession and control of all the  
 12 above-described real property and that First Parties shall receive  
 13 all rents and profits derived from the above-described real  
 14 property for their natural life. At the death of First Parties,  
 15 fee simple absolute title to all the above-described real property  
 16 shall vest in Second Party.

17 TO HAVE AND TO HOLD, all and singular the said premises,  
 18 together with the appurtenances, unto the said Second Party, her  
 19 heirs and assigns forever.

20 IN WITNESS WHEREOF, First Parties have hereunto set their  
 21 hands the day and year first above written.

22   
 23 HANS N. LUND, Co-Trustee

24   
 25 MARIE N. LUND, Co-Trustee

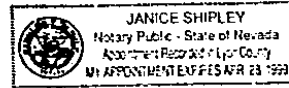
26 STATE OF NEVADA )  
 27 ) ss.  
 28 COUNTY OF LYON )

29 This instrument was acknowledged before me on the 23  
 30 day of August, 1996, by HANS N. LUND and MARIE N. LUND, Co-  
 Trustees of the HANS N. LUND and MARIE N. LUND Trust, dated

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September 8, 1987.

*Janice Shipley*  
Notary Public



196706

OFFICIAL RECORDS  
LYON COUNTY, NEV.  
RECORD REQUESTED BY  
RONALD T BANTA

96 AUG 27 AM 9:13

HAROLD M. CARR  
COUNTY RECORDER  
FEE 9.00 DEPKH

3

PT-#11

GIFT DEED WITH RESERVATION OF LIFE ESTATE

THIS INDENTURE made this 25<sup>th</sup> day of February, 1997, HANS N. LUND and MARIE N. LUND, Co-Trustees of the Hans N. Lund and Marie N. Lund Trust, dated September 8, 1987, First Parties, and KAREN LUND HARDY, a married woman, as her sole and separate property, as to an undivided five and three-quarters percent (5.75%) interest as of the date of this Gift Deed, of P.O. Box 1657, Carson City, NV 89701, Second Party,

W I T N E S S E T H:

That First Parties, for and in consideration of the love and affection between the parties, do by these presents revise, release and forever quitclaim unto the said Second Party, her heirs and assigns forever, an undivided five and three-quarters percent (5.75%) interest as of the date of this Gift Deed, in and to that certain lot, piece, or parcel of land situate in the County of Lyon, State of Nevada, and more particularly described as follows, to-wit:

APN: 12-011-15

All that certain real property situate in the NW 1/4 of Section 35, Township 13 North, Range 25 East, M.D.M., in Lyon County, Nevada, and more particularly described as follows:

Beginning at the Northeast corner of Parcel 2 of recorded Parcel Map No. 126507, Lyon County records, from which point the North 1/4 Section corner of Section 35 bears North 0°41'48" East 30.00 feet; Thence along the 1/4 Section line South 0°41'48" West 2606.48 feet to the center 1/4 Section corner; Thence North 89°12'23" West 1317.71 feet to the Southwest corner of Parcel 2; Thence North 0°40'23" East 1317.90 feet to an iron pin with cap marked RLS 4045 at the Southeast corner of Parcel 1 of the above cited parcel map; Thence along the South line of Parcel 1 North 89°13'16" West 1288.25 feet to the East line of State Route 208; Thence along said line North 0°38'58" East 477.55 feet to a 5/8" iron pin with cap marked RLS 4045; Thence South 89°21'02" East 276.88 feet to a 5/8" iron pin with cap marked RLS 4045; Thence North 0°32'05" East 164.51 feet to a 5/8" iron pin with cap marked RLS 4045;

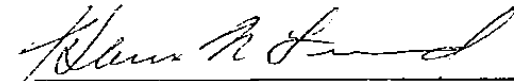
1 Thence South 89°47'41" West 5.00 feet to a  
2 5/8" iron pin with cap marked RLS 4045;  
3 Thence North 0°12'19" West 645.14 feet to the  
4 South line of Cremetti Lane; Thence along  
5 said line South 89°14'08" East 2345.63 feet  
6 to the point of beginning.


7 TOGETHER WITH the tenements, hereditaments and appurte-  
8 nances thereunto belonging or appertaining, and the reversion and  
9 reversions, remainder and remainders, rents, issues and profits  
10 thereof.

11 First Parties grant the above percentage interest in  
12 above-described real property to the Second Party on the condition  
13 that First Parties shall retain possession and control of all the  
14 above-described real property and that First Parties shall receive  
15 all rents and profits derived from the above-described real  
16 property for their natural life. At the death of First Parties,  
17 fee simple absolute title to all the above-described real property  
18 shall vest in Second Party.

19 TO HAVE AND TO HOLD, all and singular the said premises,  
20 together with the appurtenances, unto the said Second Party, her  
21 heirs and assigns forever.

22 IN WITNESS WHEREOF, First Parties have hereunto set their  
23 hands the day and year first above written.


24   
25 HANS N. LUND, Co-Trustee

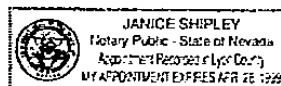
26   
27 MARIE N. LUND, Co-Trustee

28 STATE OF NEVADA )  
29 ) ss.  
30 COUNTY OF LYON )

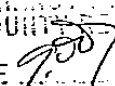
This instrument was acknowledged before me on the 25  
day of February, 1997, by HANS N. LUND and MARIE N. LUND, Co-

1 Trustees of the Hans N. Lund and Marie N. Lund Trust, dated  
2 September 8, 1987.

3  
4   
5 Notary Public



203433  
OFFICIAL RECORD  
LYON COUNTY, NEV.  
RECORDED & INDEXED  
RONALD T. BANTA  
97 MAR 20 PM 1:36

HANS N. LUND  
COUNTY RECORDER  
FEE  

GIFT DEED WITH RESERVATION OF LIFE ESTATE

THIS INDENTURE made this 21<sup>st</sup> day of May, 1998, HANS N. LUND and MARIE N. LUND, Co-Trustees of the Hans N. Lund and Marie N. Lund Trust, dated September 8, 1987, First Parties, and KAREN LUND HARDY, a married woman, as her sole and separate property, as to an undivided five and three-quarters percent (5.75%) interest as of the date of this Gift Deed, of P.O. Box 1657, Carson City, NV 89701, Second Party,

W I T N E S S E T H:

That First Parties, for and in consideration of the love and affection between the parties, do by these presents revise, release and forever quitclaim unto the said Second Party, her heirs and assigns forever, an undivided five and three-quarters percent (5.75%) interest as of the date of this Gift Deed, in and to that certain lot, piece, or parcel of land situate in the County of Lyon, State of Nevada, and more particularly described as follows, to-wit:

APN: 12-011-15

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Beginning at the Northeast corner of Parcel 2 of recorded Parcel Map No. 126507, Lyon County records, from which point the North 1/4 Section corner of Section 35 bears North 0°41'48" East 30.00 feet; Thence along the 1/4 Section line South 0°41'48" West 2606.48 feet to the center 1/4 Section corner; Thence North 89°12'23" West 1317.71 feet to the Southwest corner of Parcel 2; Thence North 0°40'23" East 1317.90 feet to an iron pin with cap marked RLS 4045 at the Southeast corner of Parcel 1 of the above cited parcel map; Thence along the South line of Parcel 1 North 89°13'16" West 1288.25 feet to the East line of State Route 208; Thence along said line North 0°38'58" East 477.55 feet to a 5/8" iron pin with cap marked RLS 4045; Thence South 89°21'02" East 276.88 feet to a 5/8" iron pin with cap marked RLS 4045; Thence North 0°32'05" East 164.51 feet to a 5/8" iron pin with cap marked RLS 4045;



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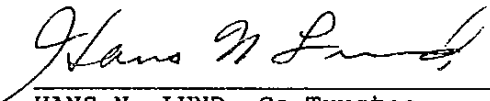
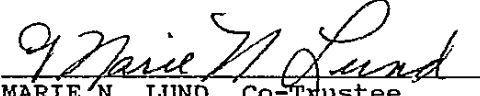
Thence South 89°47'41" West 5.00 feet to a 5/8" iron pin with cap marked RLS 4045; Thence North 0°12'19" West 645.14 feet to the South line of Cremetti Lane; Thence along said line South 89°14'08" East 2345.63 feet to the point of beginning.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

First Parties grant the above percentage interest in above-described real property to the Second Party on the condition that First Parties shall retain possession and control of all the above-described real property and that First Parties shall receive all rents and profits derived from the above-described real property for their natural life. At the death of First Parties, fee simple absolute title to all the above-described real property shall vest in Second Party.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said Second Party, her heirs and assigns forever.

IN WITNESS WHEREOF, First Parties have hereunto set their hands the day and year first above written.

  
HANS N. LUND, Co-Trustee  
  
MARIE N. LUND, Co-Trustee

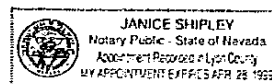
STATE OF NEVADA )  
 ) ss.  
COUNTY OF LYON )

This instrument was acknowledged before me on the 21<sup>st</sup> day of May, 1998, by HANS N. LUND and MARIE N. LUND, Co-

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September 8, 1987.

*Janice Shipley*  
Notary Public



Law Offices  
RONALD T. BANTA  
Chartered  
P.O. Drawer QO  
Yerington, Nevada  
89447  
(702) 463-3371

219091  
JUL 11 1987  
CLERK COUNTY, NEV.  
RECEIVED BY  
*Hans Lund*  
96 MAY 21 PM 1:15  
JUL 11 1987  
CLERK COUNTY, NEV.  
FEE 9.00  
*MD*  
P.O. Box 1657  
Carson City, Nev.  
89701

## DECLARATION OF VALUE

Recorded 5/21/98

Instrument # 219091

Full Value of Property Interest Conveyed \$ \_\_\_\_\_

Less Assumed Liens &amp; Encumbrances - \_\_\_\_\_

Taxable Value (NRS 375.010) \$ \_\_\_\_\_

Real Property Transfer Tax Due \$ 6If exempt, state reason. NRS 375.090, Section 11 Explain:

Parents to Daughter

## INDIVIDUAL

Under penalty of perjury, I hereby declare that the above statements are correct.

Marie N. Lund  
Signature of DeclarantMARIE N. LUND

Name (Please Print)

P.O. Box 1657

Address

CARSON CITY, Nev. 89702

City

State

Zip

## ESCROW HOLDER

Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file.

\_\_\_\_\_  
Signature of Declarant\_\_\_\_\_  
Name (Please Print)\_\_\_\_\_  
Escrow Number\_\_\_\_\_  
Firm Name\_\_\_\_\_  
Address\_\_\_\_\_  
City\_\_\_\_\_  
State\_\_\_\_\_  
ZipMO

RPTT @ 8+11

GIFT DEED WITH RESERVATION OF LIFE ESTATE

THIS INDENTURE made this 24<sup>th</sup> day of June, 1999, HANS N. LUND and MARIE N. LUND, Co-Trustees of the Hans N. Lund and Marie N. Lund Trust, dated September 8, 1987, First Parties, and KAREN LUND HARDY, a married woman, as her sole and separate property, as to an undivided five and three-quarters percent (5.75%) interest as of the date of this Gift Deed, of P.O. Box 1657, Carson City, NV 89701, Second Party,

W I T N E S S E T H:

That First Parties, for and in consideration of the love and affection between the parties, do by these presents revise, release and forever quitclaim unto the said Second Party, her heirs and assigns forever, an undivided five and three-quarters percent (5.75%) interest as of the date of this Gift Deed, in and to that certain lot, piece, or parcel of land situate in the County of Lyon, State of Nevada, and more particularly described as follows, to-wit:

APN: 12-011-15

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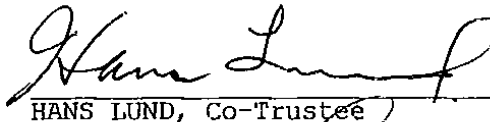
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3 Thence South 89°47'41" West 5.00 feet to a  
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6 South line of Cremetti Lane; Thence along  
7 said line South 89°14'08" East 2345.63 feet  
8 to the point of beginning.

9  
10 TOGETHER WITH the tenements, hereditaments and appurte-  
11 nances thereunto belonging or appertaining, and the reversion and  
12 reversions, remainder and remainders, rents, issues and profits  
13 thereof.

14 First Parties grant the above percentage interest in  
15 above-described real property to the Second Party on the condition  
16 that First Parties shall retain possession and control of all the  
17 above-described real property and that First Parties shall receive  
18 all rents and profits derived from the above-described real  
19 property for their natural life. At the death of First Parties,  
20 fee simple absolute title to all the above-described real property  
21 shall vest in Second Party.

22 TO HAVE AND TO HOLD, all and singular the said premises,  
23 together with the appurtenances, unto the said Second Party, her  
24 heirs and assigns forever.

25 IN WITNESS WHEREOF, First Parties have hereunto set their  
26 hands the day and year first above written.

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HANS LUND, Co-Trustee

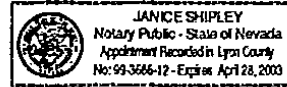


MARIE LUND, Co-Trustee

1 STATE OF NEVADA )  
2 ) ss.  
3 COUNTY OF LYON )

4 This instrument was acknowledged before me on the 24<sup>th</sup>  
5 day of June, 1999, by HANS N. LUND and MARIE N. LUND, Co-  
6 Trustees of the Hans N. Lund and Marie N. Lund Trust, dated  
7 September 8, 1987.

8   
9 Notary Public



235686

27 OFFICIAL RECORDS  
28 LYON COUNTY, NEV.  
29 RECORD REQUESTED BY

30 *Hans N. Lund*  
99 JUN 24 AM 11:57

MARY C. HILGICH  
COUNTY RECORDER

FEE 9.00 DEP. DW

P.O. Box 1657  
Carson City, NV 89702

## DECLARATION OF VALUE

235686

Case 3:73-cv-00127-MMD-CSD Document 3 Filed 12/23/14 Page 15 of 23

Recording Date

Document No.

Full Value of Property Interest Conveyed \$ \_\_\_\_\_

Less ASSUMED Liens &amp; Encumbrances \$ \_\_\_\_\_

Taxable Value (NRS 375.010 Sec. 3) \$ \_\_\_\_\_

Transfer Tax Due to County \$ \_\_\_\_\_

Transfer Tax Due to State of Nevada \$ \_\_\_\_\_

TOTAL Real Property Transfer Tax Due \$ \_\_\_\_\_

If Exempt, state reason. NRS 375.090 Section # 8 & 11 EXPLAIN:From Trust to Daughter no consideration

## INDIVIDUAL

Under penalty of perjury, I hereby declare that the above statements are correct.

*Marie Lund*  
Signature of DeclarantMarie Lund  
Name (Please Print)P.O. Box 1657  
AddressCarson City, Nev. 89702  
City State Zip

## ESCROW HOLDER

Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file.

\_\_\_\_\_  
Signature of Declarant\_\_\_\_\_  
Name (Please Print)\_\_\_\_\_  
Escrow Number\_\_\_\_\_  
Firm Name\_\_\_\_\_  
Address\_\_\_\_\_  
City\_\_\_\_\_  
State\_\_\_\_\_  
Zip*Dee*  
Signature of Recorder or Representative

Official Record  
Requested By  
JOHN P SCHLEGELMILCH LTD

Lyon County - NV

Mary C Milligan - Recorder

Page 1 of 3 Fee \$16.00

Recorded By DLW RPTT



0471226

APN # 12-011-15

RPTT Exempt #7

WHEN RECORDED MAIL TO

Law Offices of John P Schlegelmilch, Ltd  
30 Broadway Ave  
Yerington, NV 89447

GRANTEE AND MAIL TAX BILL TO

Karen Lund Hardy  
P O Box 21351  
Carson City, NV 89721

### QUITCLAIM DEED

THIS INDENTURE, made this day below written, by and between KAREN LUND HARDY, as Trustee of THE HANS N LUND AND MARIE N LUND TRUST, dated September 8, 1987, Grantor, hereinafter Party of the First Part and, KAREN LUND HARDY, as her sole and separate property, hereinafter Party of the Second Part, Grantee,

### WITNESSETH

That the said Party of the First Part, does by these presents QUITCLAIM unto the said Party of the Second Part, all right, title and interest remaining in and to the following described real property situate in the County of Lyon, State of Nevada

All that certain real property situate in the NW 1/4 of Section 35, Township 13 North, Range 25 East, M D M , in Lyon County, Nevada, and more particularly described as follows

Beginning at the Northeast corner of Parcel 2 of recorded Parcel Map No 126507, Lyon County records, from which point the North 1/4 Section corner of Section 35 bears North 0° 41' 48" East 30 00 feet, Thence along the 1/4 Section line South 0° 41' 48" West 2606 48 feet to the center 1/4 Section corner, Thence North 89° 12' 23" West 1317 71 feet to the Southwest corner of Parcel 2, Thence North 0° 40' 23" East






1317.90 feet to an iron pin with cap marked RLS 4045 at the Southeast corner of Parcel 1 of the above cited parcel map, Thence along the South line of Parcel 1 North 89° 13' 16" West 1288 25 feet to the East line of State Route 208, Thence along said line North 0° 38' 58" East 477 55 feet to a 5/8" iron pin with cap marked RLS 4045, Thence South 89° 21' 02" East 276 88 feet to a 5/8" iron pin with cap marked RLS 4045, Thence North 0° 32' 05" East 164 51 feet to a 5/8" iron pin with cap marked RLS 4045, Thence South 89° 47' 41" West 5 00 feet to a 5/8" iron pin with cap marked RLS 4045, Thence North 0° 12' 19" West 645 14 feet to the South line of Cremetti Lane, Thence along said line South 89° 14' 08" East 2345 63 feet to the point of beginning

This description previously appeared in Doc No 196707, Official Records of Lyon County, filed August 27, 1996

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances, unto the Parties of the Second Part and to their assigns forever

IN WITNESS WHEREOF, the Grantor has hereunto set his hand the day and year first above written

  
KAREN LUND HARDY, Trustee



## ACKNOWLEDGMENT

STATE OF NEVADA        )  
  ss  
COUNTY OF LYON        )

On this 26<sup>th</sup> day of January, 2011, before me, the undersigned, a Notary Public, personally appeared KAREN LUND HARDY, Trustee of the HANS N LUND AND MARIE N LUND TRUST, dated September 8, 2005, known to me to be the person described herein and who executed the above foregoing instrument, and acknowledged to me that the same was executed freely and voluntarily, and for the uses and purposes therein mentioned

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written

Kathy J. Hall  
NOTARY PUBLIC (SEAL)



STATE OF NEVADA  
DECLARATION OF VALUERequested By  
JOHN P. SCHLEGELMILCH LTDLyon County - NV  
Mary C. Milligan - RecorderPage 1 of 1 Fee \$16.00  
Recorded By DLW RPTT

## 1. Assessors Parcel Number(s)

- a) 12-011-15  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

## 2. Type of Property

- a) ☐ Vacant Land b) ☒ Single Fam Res.  
 c) ☐ Condo/Twnhse d) ☐ 2-4 Plex  
 e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l  
 g) ☐ Agricultural h) ☐ Mobile Home  
 i) ☐ Other \_\_\_\_\_

## FOR RECORDERS OPTIONAL USE ONLY

DOCUMENT/INSTRUMENT #: \_\_\_\_\_

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

DATE OF RECORDING: \_\_\_\_\_

NOTES: 0.211CH dtd 12-8-05

## 3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$ \_\_\_\_\_  
 ( \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \$ -0-

## 4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section # 7b. Explain Reason for Exemption: Transfer of title from a trust without consideration.

## 5. Partial Interest. Percentage being transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein.

Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_

Capacity Attorney

Signature \_\_\_\_\_

Capacity \_\_\_\_\_

## SELLER (GRANTOR) INFORMATION

(REQUIRED) The Hans N. Lund &amp;

Print Name: Marie N. Lund TrustAddress: P. O. Box 21351City: Carson CityState: Nevada Zip: 89721

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Karen Lund HardyAddress: P. O. Box 21351City: Carson CityState: Nevada Zip: 89721

## COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer) Law Offices

Print Name: of John P. Schlegelmilch Ltd Escrow # \_\_\_\_\_Address: 30 Broadway AvenueCity: Yerington State: Nevada Zip: 89447

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

APN # 12-011-15

RPTT Exempt #7

WHEN RECORDED MAIL TO:  
Law Offices of John P. Schlegelmilch, Ltd.  
30 Broadway Ave.  
Yerington, NV 89447

Grantee and Mail Tax Bill To:  
DAVID E. HARDY and KAREN L. HARDY  
Trustees of the DAVID AND KAREN HARDY FAMILY TRUST  
P. O. Box 21351  
Carson City, Nevada 89721

**DOC # 497551**  
Official Record  
Requested By  
JOHN SCHLEGELMILCH LTD  
Lyon County - NV  
Mary C. Milligan - Recorder  
Page 1 of 3 Fee: \$16.00  
Recorded By: AT RPTT:



QUITCLAIM DEED

THIS INDENTURE, made this 5th day of October, 2012, by and between KAREN LUND HARDY, a married woman as her sole and separate property, hereinafter called Parties of the First Part and DAVID E. HARDY and KAREN L. HARDY, Trustees of the DAVID AND KAREN HARDY FAMILY TRUST dated October 5, 2012, hereinafter called the Party of the Second Part.

WITNESSETH:

That the said Parties of the First Part hereby convey to the Party of the Second Part, its heirs, successors, and assigns, all of the right, title, and interest in and to all that real property situate in the County of Lyon, State of Nevada, and more particularly described as follows:

All that certain real property situate in the NW 1/4 of Section 35, Township 13 North, Range 25East, M.D.M., in Lyon County, Nevada, and more particularly describes as follows:

Beginning at the Northeast corner of Parcel 2 of recorded Parcel Map No. 126507, Lyon County records, from which point the North 1/4 Section corner of Section 35 bears North 0° 41' 48" East 30.00 feet; Thence along the 1/4 Section line South 0° 41' 48" West 2606.48 feet to the center 1/4 Section corner; Thence North 89° 12' 23"



West 1317.71 feet to the Southwest corner of Parcel 2; Thence North 0° 40' 23" East 1317.90 feet to an iron pin with cap marked RLS 4045 at the Southeast corner of Parcel 1 of the above cited parcel map; Thence along the South line of Parcel 1 North 89° 13' 16" West 1288.25 feet to the East line of State Route 208; Thence along said line North 0° 38' 58" East 477.55 feet to a 5/8" iron pin with cap marked RLS 4045; Thence South 89° 21' 02" East 276.88 feet to a 5/8" iron pin with cap marked RLS 4045; Thence North 0° 32' 05" East 164.51 feet to a 5/8" iron pin with cap marked RLS 4045; Thence South 89° 47' 41" West 5.00 feet to a 5/8" iron pin with cap marked RLS 4045; Thence North 0° 12' 19" West 645.14 feet to the South line of Cremetti Lane. Thence along said line South 89° 14' 08" East 2345.63 feet to the point of beginning.

This description previously appeared in Doc. No. 196707, Official Records of Lyon County, filed August 27, 1996.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances, unto the Parties of the Second Part and to their assigns forever.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand the day and year first above written.

  
KAREN LUND HARDY

#### ACKNOWLEDGMENT

STATE OF NEVADA       )  
                                  :SS  
COUNTY OF LYON       )

On this 5th day of October, 2012, before me, the undersigned, a Notary Public, personally appeared KAREN LUND HARDY, known to me to be the persons described herein and who



497551

10/09/2012

003 of 3

executed the above foregoing instrument, and they acknowledged to me that they executed the same freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year herein above written.

Kathy J. Hall  
NOTARY PUBLIC (SEAL)



STATE OF NEVADA  
DECLARATION OF VALUE

DOC # DV-497551

Case 3:73-cv-00127-MMD-CSD Document 3 Filed 12/23/14 Page 23 of 23

Official Record

Requested By  
JOHN SCHLEGELMILCH LTD

Lyon County - NV  
Mary C. Milligan - Recorder

Page 1 of 1 Fee: \$16.00  
Recorded By: AT RPTT:

1. Assessors Parcel Number(s)

- a) 12-011-15  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:

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BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
DATE OF RECORDING: \_\_\_\_\_  
NOTES: CDL  
C/T dtd 10-5-12

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$ \_\_\_\_\_  
( \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ -0-

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section # 7  
b. Explain Reason for Exemption: Transfer of title to a Trust without consideration.

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity Attorney  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Karen Lund Hardy  
Address: P. O. Box 21351  
City: Carson City  
State: Nevada Zip: 89721

BUYER (GRANTEE) INFORMATION  
The (REQUIRED)

Print Name: David and Karen Hardy Family Trust  
Address: P. O. Box 21351  
City: Carson City  
State: Nevada Zip: 89721

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer) Law Offices of

Print Name: John P. Schlegelmilch, Ltd. Escrow # \_\_\_\_\_  
Address: 30 Broadway Avenue  
City: Yerington State: Nevada Zip: 89447

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